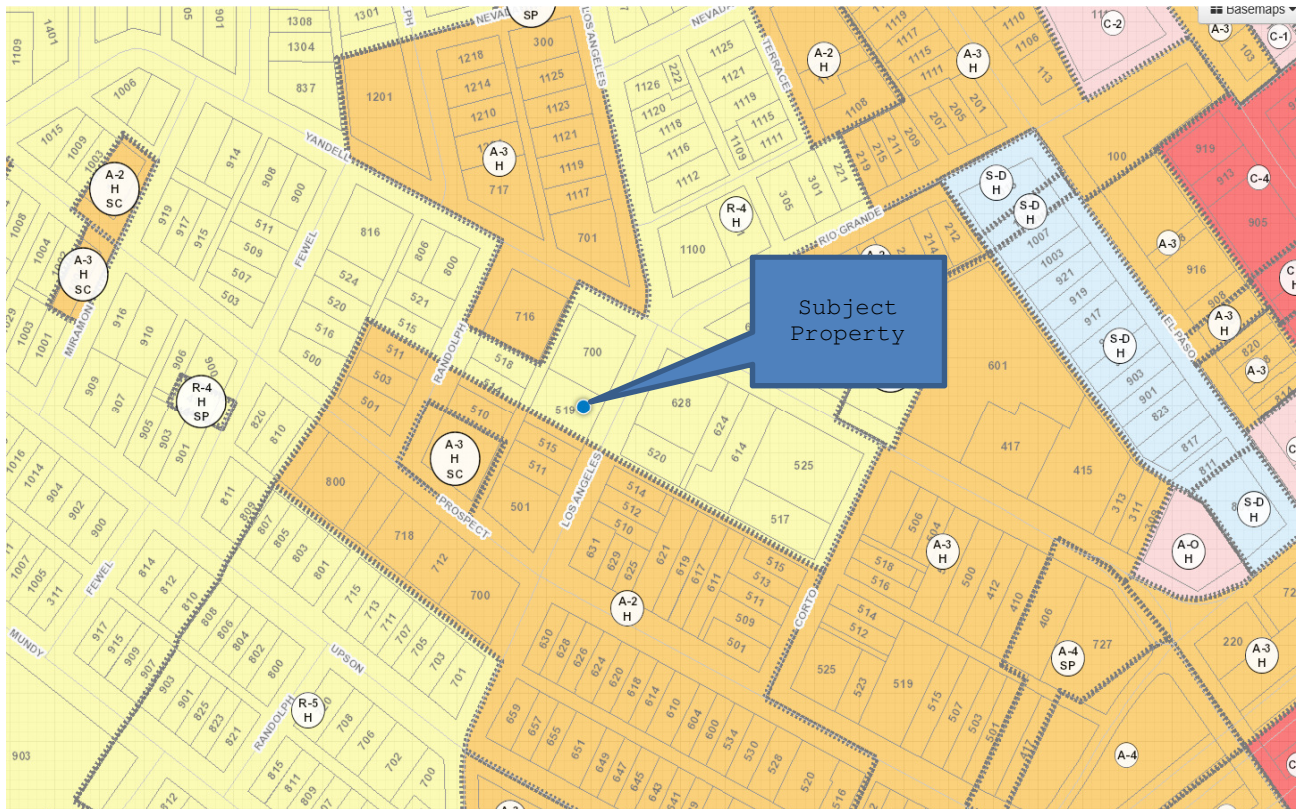




**PHAP15-00042**

**Date:** November 16, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Setmax LLC  
**Representative:** Cedans Architects  
**Legal Description:** Being 23 Sunset Heights 8 To 11, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 519 Los Angeles Drive  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1902  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the rehabilitation of existing property to include removal and replacement of exterior stairs; installation of HVAC equipment; replacement of windows and doors; modification of window openings into doors; creation of new window and door openings; removal of doors and infill with brick; removal of the balcony; and repaving of a walkway  
**Application Filed:** 11/02/2015  
**45 Day Expiration:** 12/17/2015

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of existing property to include removal and replacement of exterior stairs; installation of HVAC equipment; replacement of windows and doors; modification of window openings into doors; creation of new window and door openings; removal of doors and infill with brick; removal of the balcony; and repaving of a walkway

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Exterior stairs to upper floors should be located to the side and/or rear of a structure, rather than adjacent to the porch. Where major structural repairs are required, new construction should replicate the original work.*
- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.*
- *Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.*
- *In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility b. Comparison to original profile c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Retain historic driveways and walkways, including steps and sidewalks, in their original locations. When deteriorated, repair with materials that match or are compatible to the original.*
- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

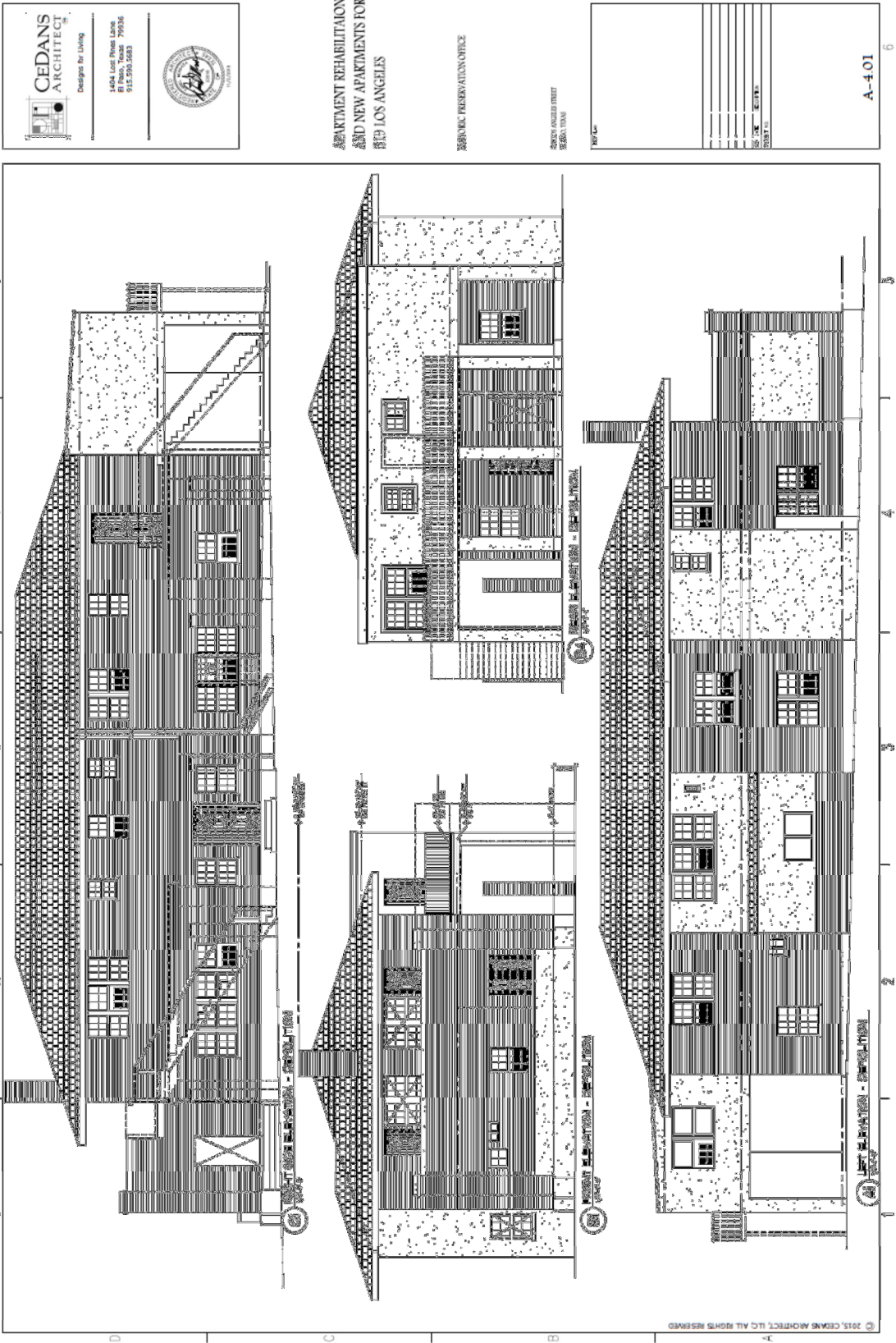
The modifications are that the slider window on the south elevation be replaced with an operable sash window to match the fenestration pattern of the building; that the landscaping be addressed in the future and that it meet the guidelines for landscaping the front and side yards and parkway.



## AERIAL MAP



EXISTING ELEVATIONS



**CEDANS ARCHITECT**  
Designs for Living

1404 Los Feliz Lane  
Bt Room, Room 79536  
915 290 1003

ARCHITECT


APARTMENT REHABILITATION  
AND NEW APARTMENTS FOR  
880 LOS ANGELES

ARCHITECTURAL PRESERVATION OFFICE

APARTMENT REHABILITATION  
AND NEW APARTMENTS FOR  
880 LOS ANGELES


NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100	NO. 101	NO. 102	NO. 103	NO. 104	NO. 105	NO. 106	NO. 107	NO. 108	NO. 109	NO. 110	NO. 111	NO. 112	NO. 113	NO. 114	NO. 115	NO. 116	NO. 117	NO. 118	NO. 119	NO. 120	NO. 121	NO. 122	NO. 123	NO. 124	NO. 125	NO. 126	NO. 127	NO. 128	NO. 129	NO. 130	NO. 131	NO. 132	NO. 133	NO. 134	NO. 135	NO. 136	NO. 137	NO. 138	NO. 139	NO. 140	NO. 141	NO. 142	NO. 143	NO. 144	NO. 145	NO. 146	NO. 147	NO. 148	NO. 149	NO. 150	NO. 151	NO. 152	NO. 153	NO. 154	NO. 155	NO. 156	NO. 157	NO. 158	NO. 159	NO. 160	NO. 161	NO. 162	NO. 163	NO. 164	NO. 165	NO. 166	NO. 167	NO. 168	NO. 169	NO. 170	NO. 171	NO. 172	NO. 173	NO. 174	NO. 175	NO. 176	NO. 177	NO. 178	NO. 179	NO. 180	NO. 181	NO. 182	NO. 183	NO. 184	NO. 185	NO. 186	NO. 187	NO. 188	NO. 189	NO. 190	NO. 191	NO. 192	NO. 193	NO. 194	NO. 195	NO. 196	NO. 197	NO. 198	NO. 199	NO. 200	NO. 201	NO. 202	NO. 203	NO. 204	NO. 205	NO. 206	NO. 207	NO. 208	NO. 209	NO. 210	NO. 211	NO. 212	NO. 213	NO. 214	NO. 215	NO. 216	NO. 217	NO. 218	NO. 219	NO. 220	NO. 221	NO. 222	NO. 223	NO. 224	NO. 225	NO. 226	NO. 227	NO. 228	NO. 229	NO. 230	NO. 231	NO. 232	NO. 233	NO. 234	NO. 235	NO. 236	NO. 237	NO. 238	NO. 239	NO. 240	NO. 241	NO. 242	NO. 243	NO. 244	NO. 245	NO. 246	NO. 247	NO. 248	NO. 249	NO. 250	NO. 251	NO. 252	NO. 253	NO. 254	NO. 255	NO. 256	NO. 257	NO. 258	NO. 259	NO. 260	NO. 261	NO. 262	NO. 263	NO. 264	NO. 265	NO. 266	NO. 267	NO. 268	NO. 269	NO. 270	NO. 271	NO. 272	NO. 273	NO. 274	NO. 275	NO. 276	NO. 277	NO. 278	NO. 279	NO. 280	NO. 281	NO. 282	NO. 283	NO. 284	NO. 285	NO. 286	NO. 287	NO. 288	NO. 289	NO. 290	NO. 291	NO. 292	NO. 293	NO. 294	NO. 295	NO. 296	NO. 297	NO. 298	NO. 299	NO. 300	NO. 301	NO. 302	NO. 303	NO. 304	NO. 305	NO. 306	NO. 307	NO. 308	NO. 309	NO. 310	NO. 311	NO. 312	NO. 313	NO. 314	NO. 315	NO. 316	NO. 317	NO. 318	NO. 319	NO. 320	NO. 321	NO. 322	NO. 323	NO. 324	NO. 325	NO. 326	NO. 327	NO. 328	NO. 329	NO. 330	NO. 331	NO. 332	NO. 333	NO. 334	NO. 335	NO. 336	NO. 337	NO. 338	NO. 339	NO. 340	NO. 341	NO. 342	NO. 343	NO. 344	NO. 345	NO. 346	NO. 347	NO. 348	NO. 349	NO. 350	NO. 351	NO. 352	NO. 353	NO. 354	NO. 355	NO. 356	NO. 357	NO. 358	NO. 359	NO. 360	NO. 361	NO. 362	NO. 363	NO. 364	NO. 365	NO. 366	NO. 367	NO. 368	NO. 369	NO. 370	NO. 371	NO. 372	NO. 373	NO. 374	NO. 375	NO. 376	NO. 377	NO. 378	NO. 379	NO. 380	NO. 381	NO. 382	NO. 383	NO. 384	NO. 385	NO. 386	NO. 387	NO. 388	NO. 389	NO. 390	NO. 391	NO. 392	NO. 393	NO. 394	NO. 395	NO. 396	NO. 397	NO. 398	NO. 399	NO. 400	NO. 401	NO. 402	NO. 403	NO. 404	NO. 405	NO. 406	NO. 407	NO. 408	NO. 409	NO. 410	NO. 411	NO. 412	NO. 413	NO. 414	NO. 415	NO. 416	NO. 417	NO. 418	NO. 419	NO. 420	NO. 421	NO. 422	NO. 423	NO. 424	NO. 425	NO. 426	NO. 427	NO. 428	NO. 429	NO. 430	NO. 431	NO. 432	NO. 433	NO. 434	NO. 435	NO. 436	NO. 437	NO. 438	NO. 439	NO. 440	NO. 441	NO. 442	NO. 443	NO. 444	NO. 445	NO. 446	NO. 447	NO. 448	NO. 449	NO. 450	NO. 451	NO. 452	NO. 453	NO. 454	NO. 455	NO. 456	NO. 457	NO. 458	NO. 459	NO. 460	NO. 461	NO. 462	NO. 463	NO. 464	NO. 465	NO. 466	NO. 467	NO. 468	NO. 469	NO. 470	NO. 471	NO. 472	NO. 473	NO. 474	NO. 475	NO. 476	NO. 477	NO. 478	NO. 479	NO. 480	NO. 481	NO. 482	NO. 483	NO. 484	NO. 485	NO. 486	NO. 487	NO. 488	NO. 489	NO. 490	NO. 491	NO. 492	NO. 493	NO. 494	NO. 495	NO. 496	NO. 497	NO. 498	NO. 499	NO. 500	NO. 501	NO. 502	NO. 503	NO. 504	NO. 505	NO. 506	NO. 507	NO. 508	NO. 509	NO. 510	NO. 511	NO. 512	NO. 513	NO. 514	NO. 515	NO. 516	NO. 517	NO. 518	NO. 519	NO. 520	NO. 521	NO. 522	NO. 523	NO. 524	NO. 525	NO. 526	NO. 527	NO. 528	NO. 529	NO. 530	NO. 531	NO. 532	NO. 533	NO. 534	NO. 535	NO. 536	NO. 537	NO. 538	NO. 539	NO. 540	NO. 541	NO. 542	NO. 543	NO. 544	NO. 545	NO. 546	NO. 547	NO. 548	NO. 549	NO. 550	NO. 551	NO. 552	NO. 553	NO. 554	NO. 555	NO. 556	NO. 557	NO. 558	NO. 559	NO. 560	NO. 561	NO. 562	NO. 563	NO. 564	NO. 565	NO. 566	NO. 567	NO. 568	NO. 569	NO. 570	NO. 571	NO. 572	NO. 573	NO. 574	NO. 575	NO. 576	NO. 577	NO. 578	NO. 579	NO. 580	NO. 581	NO. 582	NO. 583	NO. 584	NO. 585	NO. 586	NO. 587	NO. 588	NO. 589	NO. 590	NO. 591	NO. 592	NO. 593	NO. 594	NO. 595	NO. 596	NO. 597	NO. 598	NO. 599	NO. 600	NO. 601	NO. 602	NO. 603	NO. 604	NO. 605	NO. 606	NO. 607	NO. 608	NO. 609	NO. 610	NO. 611	NO. 612	NO. 613	NO. 614	NO. 615	NO. 616	NO. 617	NO. 618	NO. 619	NO. 620	NO. 621	NO. 622	NO. 623	NO. 624	NO. 625	NO. 626	NO. 627	NO. 628	NO. 629	NO. 630	NO. 631	NO. 632	NO. 633	NO. 634	NO. 635	NO. 636	NO. 637	NO. 638	NO. 639	NO. 640	NO. 641	NO. 642	NO. 643	NO. 644	NO. 645	NO. 646	NO. 647	NO. 648	NO. 649	NO. 650	NO. 651	NO. 652	NO. 653	NO. 654	NO. 655	NO. 656	NO. 657	NO. 658	NO. 659	NO. 660	NO. 661	NO. 662	NO. 663	NO. 664	NO. 665	NO. 666	NO. 667	NO. 668	NO. 669	NO. 670	NO. 671	NO. 672	NO. 673	NO. 674	NO. 675	NO. 676	NO. 677	NO. 678	NO. 679	NO. 680	NO. 681	NO. 682	NO. 683	NO. 684	NO. 685	NO. 686	NO. 687	NO. 688	NO. 689	NO. 690	NO. 691	NO. 692	NO. 693	NO. 694	NO. 695	NO. 696	NO. 697	NO. 698	NO. 699	NO. 700	NO. 701	NO. 702	NO. 703	NO. 704	NO. 705	NO. 706	NO. 707	NO. 708	NO. 709	NO. 710	NO. 711	NO. 712	NO. 713	NO. 714	NO. 715	NO. 716	NO. 717	NO. 718	NO. 719	NO. 720	NO. 721	NO. 722	NO. 723	NO. 724	NO. 725	NO. 726	NO. 727	NO. 728	NO. 729	NO. 730	NO. 731	NO. 732	NO. 733	NO. 734	NO. 735	NO. 736	NO. 737	NO. 738	NO. 739	NO. 740	NO. 741	NO. 742	NO. 743	NO. 744	NO. 745	NO. 746	NO. 747	NO. 748	NO. 749	NO. 750	NO. 751	NO. 752	NO. 753	NO. 754	NO. 755	NO. 756	NO. 757	NO. 758	NO. 759	NO. 760	NO. 761	NO. 762	NO. 763	NO. 764	NO. 765	NO. 766	NO. 767	NO. 768	NO. 769	NO. 770	NO. 771	NO. 772	NO. 773	NO. 774	NO. 775	NO. 776	NO. 777	NO. 778	NO. 779	NO. 780	NO. 781	NO. 782	NO. 783	NO. 784	NO. 785	NO. 786	NO. 787	NO. 788	NO. 789	NO. 790	NO. 791	NO. 792	NO. 793	NO. 794	NO. 795	NO. 796	NO. 797	NO. 798	NO. 799	NO. 800	NO. 801	NO. 802	NO. 803	NO. 804	NO. 805	NO. 806	NO. 807	NO. 808	NO. 809	NO. 810	NO. 811	NO. 812	NO. 813	NO. 814	NO. 815	NO. 816	NO. 817	NO. 818	NO. 819	NO. 820	NO. 821	NO. 822	NO. 823	NO. 824	NO. 825	NO. 826	NO. 827	NO. 828	NO. 829	NO. 830	NO. 831	NO. 832	NO. 833	NO. 834	NO. 835	NO. 836	NO. 837	NO. 838	NO. 839	NO. 840	NO. 841	NO. 842	NO. 843	NO. 844	NO. 845	NO. 846	NO. 847	NO. 848	NO. 849	NO. 850	NO. 851	NO. 852	NO. 853	NO. 854	NO. 855	NO. 856	NO. 857	NO. 858	NO. 859	NO. 860	NO. 861	NO. 862	NO. 863	NO. 864	NO. 865	NO. 866	NO. 867	NO. 868	NO. 869	NO. 870	NO. 871	NO. 872	NO. 873	NO. 874	NO. 875	NO. 876	NO. 877	NO. 878	NO. 879	NO. 880	NO. 881	NO. 882	NO. 883	NO. 884	NO. 885	NO. 886	NO. 887	NO. 888	NO. 889	NO. 890	NO. 891	NO. 892	NO. 893	NO. 894	NO. 895	NO. 896	NO. 897	NO. 898	NO. 899	NO. 900	NO. 901	NO. 902	NO. 903	NO. 904	NO. 905	NO. 906	NO. 907	NO. 908	NO. 909	NO. 910	NO. 911	NO. 912	NO. 913	NO. 914	NO. 915	NO. 916	NO. 917	NO. 918	NO. 919	NO. 920	NO. 921	NO. 922	NO. 923	NO. 924	NO. 925	NO. 926	NO. 927	NO. 928	NO. 929	NO. 930	NO. 931	NO. 932	NO. 933	NO. 934	NO. 935	NO. 936	NO. 937	NO. 938	NO. 939	NO. 940	NO. 941	NO. 942	NO. 943	NO. 944	NO. 945	NO. 946	NO. 947	NO. 948	NO. 949	NO. 950	NO. 951	NO. 952	NO. 953	NO. 954	NO. 955	NO. 956	NO. 957	NO. 958	NO. 959	NO. 960	NO. 961	NO. 962	NO. 963	NO. 964	NO. 965	NO. 966	NO. 967	NO. 968	NO. 969	NO. 970	NO. 971	NO. 972	NO. 973	NO. 974	NO. 975	NO. 976	NO. 977	NO. 978	NO. 979	NO. 980	NO. 981	NO. 982	NO. 983	NO. 984	NO. 985	NO. 986	NO. 987	NO. 988	NO. 989	NO. 990	NO. 991	NO. 992	NO. 993	NO. 994	NO. 995	NO. 996	NO. 997	NO. 998	NO. 999	NO. 1000	NO. 1001	NO. 1002	NO. 1003	NO. 1004	NO. 1005	NO. 1006	NO. 1007	NO. 1008	NO. 1009	NO. 1010	NO. 1011	NO. 1012	NO. 1013	NO. 1014	NO. 1015	NO. 1016	NO. 1017	NO. 1018	NO. 1019	NO. 1020	NO. 1021	NO. 1022	NO. 1023	NO. 1024	NO. 1025	NO. 1026	NO. 1027	NO. 1028	NO. 1029	NO. 1030	NO. 1031	NO. 1032	NO. 1033	NO. 1034	NO. 1035	NO. 1036	NO. 1037	NO. 1038	NO. 1039	NO. 1040	NO. 1041	NO. 1042	NO. 1043	NO. 1044	NO. 1045	NO. 1046	NO. 1047	NO. 1048	NO. 1049	NO. 1050	NO. 1051	NO. 1052	NO. 1053	NO. 1054	NO. 1055	NO. 1056	NO. 1057	NO. 1058	NO. 1059	NO. 1060	NO. 1061	NO. 1062	NO. 1063	NO. 1064	NO. 1065	NO. 1066	NO. 1067	NO. 1068	NO. 1069	NO. 1070	NO. 1071	NO. 1072	NO. 1073	NO. 1074	NO. 1075	NO. 1076	NO. 1077	NO. 1078	NO. 1079	NO. 1080	NO. 1081	NO. 1082	NO. 1083	NO
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# PROPOSED ELEVATIONS



**CEDANS  
ARCHITECT**  
Designs for Living

404 Los Pinos Lane  
Beverly Hills, CA 90210  
915.290.5683



APARTMENT REHABILITATION  
AND NEW APARTMENTS FOR  
819 LOS ANGELES

PUBLIC PRESERVATION OFFICE

819 LOS ANGELES STREET  
LOS ANGELES, CA 90014

DATE	01/15/15
PROJECT	819 LOS ANGELES STREET
ARCHITECT	CEDANS ARCHITECT
SCALE	1/8" = 1'-0"
NO.	1
DESCRIPTION	PROPOSED ELEVATIONS

A-4

6

